

64-1-9-57-79
P 64-1-67-57-79Maine Real Estate
Transfer Tax PaidTRANSFER
TAX
PAID

WARRANTY DEED

010117

SHEIDAN R. OLDHAM of Waterville, County of Kennebec and State of Maine for consideration paid, grants to ERNEST PARADIS and BARBARA PARADIS of Pittsfield, County of Somerset and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the Northerly side of Johnson Heights Extension in said Waterville and bounded and described as follows, to wit:

Lot no. thirty-one (31) on a plan of Johnson Heights Extension made by Harry E. Green, C. E. dated April 10, 1947 and recorded in the Kennebec County Registry of Deeds, Plan Book 15, Page 50.

Also one other certain lot or parcel of land situated on the Northerly side of Johnson Heights Extension in said Waterville and bounded and described as follows, to wit:

Lot no. thirty-three (33) on a plan of Johnson Heights Extension made by Harry E. Green, C. E., dated April 10, 1947 and recorded in the Kennebec County Registry of Deeds, Plan Book 15, Page 50.

Each of the above described lots is subject to the following building restrictions which are to run with the land, to wit:

No building other than a private dwelling house for not over two family occupancy together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than thirty (30) feet from the line of Johnson Heights, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than ten thousand (\$10,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Also conveying a certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Starting at the northeast corner of lot #31 as shown on a plan of Johnson Heights Extension, dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Book 15, Page 50; thence to the north along the westerly line of Hillcrest Street, as extended, a distance of one hundred (100) feet to the southerly side of a known as Eustis Parkway; thence along the southerly line of said Eustis Parkway a distance of one hundred forty (140) feet to a point; thence at right angles a distance of one hundred (100) feet to the northwest corner of lot #33 as shown on the aforesaid plan; thence to the east along said northerly line of lot #33 and the northerly line of

lot #31 as shown on the aforesaid plan a distance of one hundred forty (140) feet to the point of beginning.

The above described land is situated next northerly to land conveyed above by grantor to grantee.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, nor less than six feet from any side line, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on the reserved space facing a street. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand (15,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street.

Being the same premises conveyed to Sheidan R. Oldham by warranty deed of Esta G. Mandell, dated July 14, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2486, Page 321.

WITNESS my hand and seal this 14th day of May, 1988.

Marjorie J. Downing
Witness

Sheidan R. Oldham
SHEIDAN R. OLDHAM

THE STATE OF MAINE
Kennebec, ss.

May 14, 1988

Then personally appeared the above named SHEIDAN R. OLDHAM and acknowledged the foregoing instrument to be her free act and deed.

SEAL

RECEIVED KENNEBEC SS.

1988 JUN -1 AM 9:00

ATTEST: Harriet Ruth Mason
REGISTER OF DEEDS

Before me, Marjorie J. Downing
Notary Public

MARJORIE J. DOWNING
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCT 8, 1993